

138.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,039,100 / 1,039,100

USE VALUE: 1,039,100 / 1,039,100

ASSESSED: 1,039,100 / 1,039,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KERSIE ROBERT B & NANCY C
Owner 2:	
Owner 3:	

Street 1: 197 JASON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	MC KERSIE NANCY C -
Owner 2:	-

Street 1: 197 JASON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2550 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7770	Sq. Ft.	Site			0	90.	0.84	10									587,790						587,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7770.000	444,100	7,200	587,800	1,039,100		88256
							GIS Ref
							GIS Ref
							Insp Date
							11/10/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	444,100	7200	7,770.	587,800	1,039,100		Year end	12/23/2021
2021	101	FV	430,900	7200	7,770.	587,800	1,025,900		Year End Roll	12/10/2020
2020	101	FV	430,800	7200	7,770.	587,800	1,025,800	1,025,800	Year End Roll	12/18/2019
2019	101	FV	341,700	7200	7,770.	620,400	969,300	969,300	Year End Roll	1/3/2019
2018	101	FV	340,900	7200	7,770.	457,200	805,300	805,300	Year End Roll	12/20/2017
2017	101	FV	340,900	7200	7,770.	437,600	785,700	785,700	Year End Roll	1/3/2017
2016	101	FV	340,900	7200	7,770.	404,900	753,000	753,000	Year End	1/4/2016
2015	101	FV	332,800	7200	7,770.	339,600	679,600	679,600	Year End Roll	12/11/2014

SALES INFORMATION

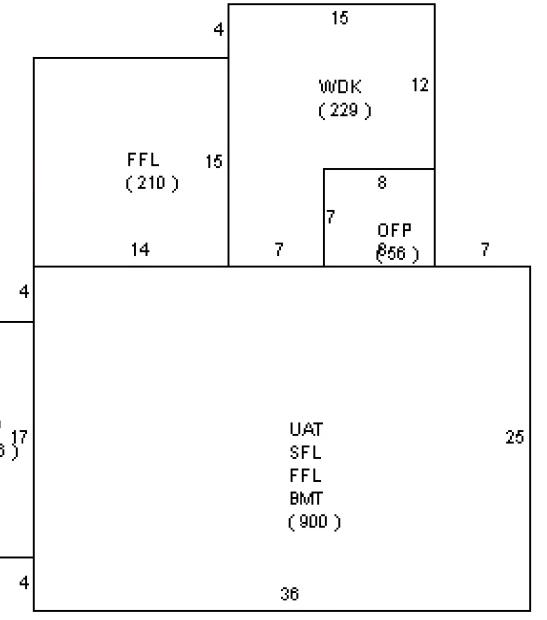
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MC KERSIE NANCY	67782-358		8/10/2016	Convenience		1	No	No		10647
MCKERSIE NANCY	22267-297		8/4/1992			1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/6/1994	647		50,000					13X15 ADDITION	11/10/2017	MEAS&NOTICE	HS	Hanne S
									11/11/2008	Meas/Inspect	345	PATRIOT
									12/3/1999	Inspected	263	PATRIOT
									11/18/1999	Mailer Sent		
									11/8/1999	Measured	263	PATRIOT
									11/2/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	OF=SINK IN BMT..									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										
Prime Wall:	2 - Clapboard			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	2 - Slate			Kits:	1	Rating:	Good										
Color:	GRAY			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Average										
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	B- - Good (-)			CONDOS INFORMATION													
Year Blt:	1937	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION						DEPRECIATION			REMODELING RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	8	3	M					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:	4 - Carpet	10 %		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00	COMPARABLE SALES			Heating:								
Bsmnt Gar:				Size Adj.: 1.17238808		Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical			Const Adj.: 1.01858842													
Insulation:	2 - Typical			Adj \$ / SQ: 155.244													
Int vs Ext:	S			Other Features: 103695													
Heat Fuel:	2 - Gas			Grade Factor: 1.21													
Heat Type:	5 - Steam			NBHD Inf: 1.00000000													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC: 100		LUC Factor: 1.00													
Solar HW:	NO	Central Vac: NO		Adj Total: 603460													
% Com Wal		% Sprinkled		Depreciation: 159313		Juris. Factor:		Before Depr:	187.84								
				Deprecated Total: 444146		Special Features: 0		Val/Su Net:	124.89								
						Final Total: 444100		Val/Su SzAd:	220.95								
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val:									
Make: [] Model: [] Serial #:																	
SPEC FEATURES/YARD ITEMS						PARCEL ID 138.0-0001-0011.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	GD	1937	26.97	T	30	101			7,200		7,200
More: N	Total Yard Items:	7,200	Total Special Features:		Total:	7,200											



The sketch shows a residential grid with various rooms labeled and their dimensions. The rooms include FFL (210), WDK (229), SFL (15), UAT (25), and several smaller rooms like BMT, OSP, and OFF. Dimensions are indicated by numbers like 15, 12, 8, 7, 4, 14, 7, 17, 136, 225, 229, 2418, 18163, 4363, 2510, 3556, and 395031.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,110	155.240	172,320	BMT	100	RRM	50 A		
BMT	Basement	900	61.710	55,538	UAT	100	FLA	40 A		
SFL	Second Floor	900	155.240	139,719						
WDK	Deck	229	10.560	2,418						
UAT	Upper Attic	225	80.730	18,163						
OSP	Screen Porch	136	32.080	4,363						
OFF	Open Porch	56	44.820	2,510						
	Net Sketched Area:	3,556	Total:	395,031						
Size Ad	2010	Gross Area	4231	FinArea	2550					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

